



# FOR LEASE

±8,785 SF GALLERY | EVENT SPACE • RESTAURANT • CREATIVE OFFICE

Drayton Mills Marketplace | Spartanburg, SC



# Table of Contents

|    |                               |
|----|-------------------------------|
| 03 | SPACE OVERVIEW                |
| 04 | DYNAMIC MIXED-USE DEVELOPMENT |
| 05 | FLOOR PLANS                   |
| 06 | COMMERCIAL TENANTS            |
| 07 | PHOTOS                        |
| 08 | DRAYTON MILLS                 |
| 14 | DEMOGRAPHICS                  |
| 15 | BROKER PROFILES               |

## CONTACT

### **RAMON GARCIA**

Commercial Real Estate Advisor  
404-876-1640 x139  
Ramon@BullRealty.com

### **MICHAEL BULL, CCIM**

Commercial Real Estate Advisor  
404-876-1640 x101  
Michael@BullRealty.com  
SC License: 57796

### **BULL REALTY, INC.**

50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
BullRealty.com  
SC License: 13327





# Space Overview



An opportunity to lease  $\pm 8,785$  SF of open sunlit space with exposed beam ceilings for your business in the historic Drayton Mills Marketplace. This is incredible space for a restaurant, events, showroom, creative office and other uses that would benefit from the style and synergy of Drayton Mill.

The award-winning Drayton Mills mixed-use redevelopment is extremely well located in Spartanburg on a 32-mile walking path. The development also includes 300 loft residents and other restaurants, retail and commercial spaces.



**ADDRESS:**  
1802 Drayton Road,  
Spartanburg, SC



**AVAILABLE SPACE:**  
 $\pm 8,785$  SF



**RENT:**  
\$26/SF MG



**BUILDING SIZE:**  
 $\pm 53,571$  SF



**BUILDING NAME:**  
Drayton Mills Marketplace



**YEAR RENOVATED:**  
2019



# Suite Located in **Dynamic Mixed-Use Development**

Opportunity to operate your business at Drayton Mills, an award-winning, mixed-use, mill redevelopment in Spartanburg, South Carolina.

Currently available:

- **Suite 101:** Awesome, one-story, **±8,785 SF** suite at **\$26/SF MG**
- **Suite 140B:** One-story with loft, **±2,837 SF** suite at **\$28/SF MG**

Enjoy immediate access to multiple dining option, meeting spaces, fitness options, entertainment, hair care, chiropractic care and luxurious loft living. Employees and guests will also enjoy the 32-mile Drayton Mills Trail that runs through the property.

## Property Highlights

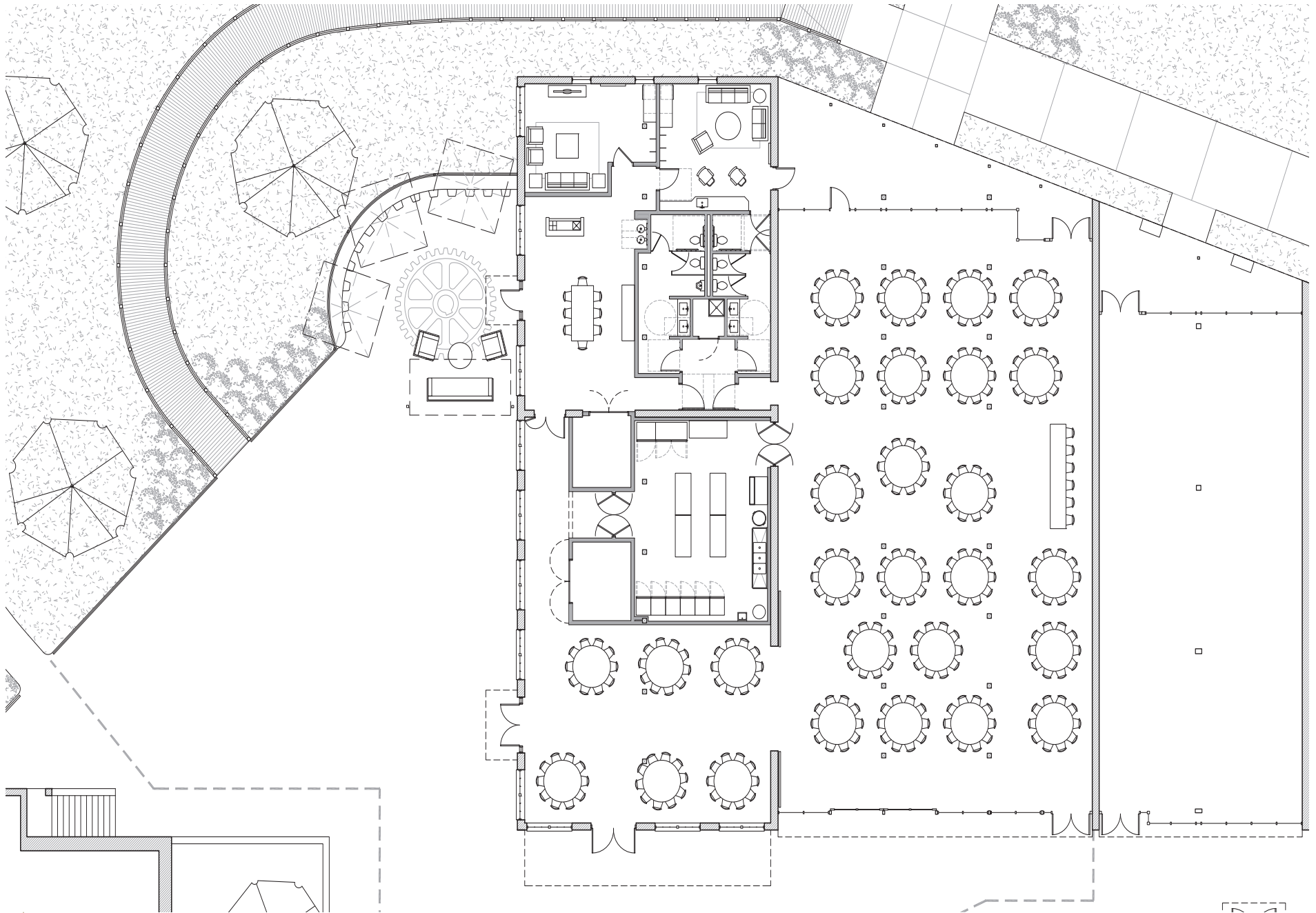
- Located within the award-winning Drayton Mills live-work-play campus, anchored by restaurants, lofts, retail, and fitness amenities
- Expansive open floorplan suited for multiple layouts: Banquet Hall, collaborative office, or full-service restaurant
- Excellent visibility, parking, and pedestrian connectivity within a vibrant destination setting
- Industrial aesthetic with exposed beams and large windows, ideal for brands seeking design impact
- Proven venue for events, weddings, and hospitality concepts with strong local and regional draw
- Includes fully built-out kitchen
- 300 residents on-site

## Use Options

- **Event Space/Showroom:** Industrial-chic venue for weddings, corporate events, or community gatherings
- **Restaurant:** Destination dining or bar concept with potential for private event integration
- **Creative Office:** Creative workspace for 50–100 employees, blending authenticity with modern infrastructure



# Floor Plan





## COMMERCIAL TENANTS

- Aquatics H2O
- Bareknuckle Barbershop
- Burn Boot Camp of Spartanburg
- Dray Bar & Grill
- E-Sports - Converse University
- Edward Jones
- Flow State Spartanburg
- Habit Beverage Lounge
- H2O Aquatics
- Palmetto Proactive Healthcare
- Pi-Squared Pizza
- Sparkle City Chiropractic
- Tacos & Bla Bla Bla

Your Business Here

Palmetto Proactive  
HEALTHCARE

Sparkle City  
CHIROPRACTIC



burn  
bootcamp

H2O  
AQUATICS

Edward Jones

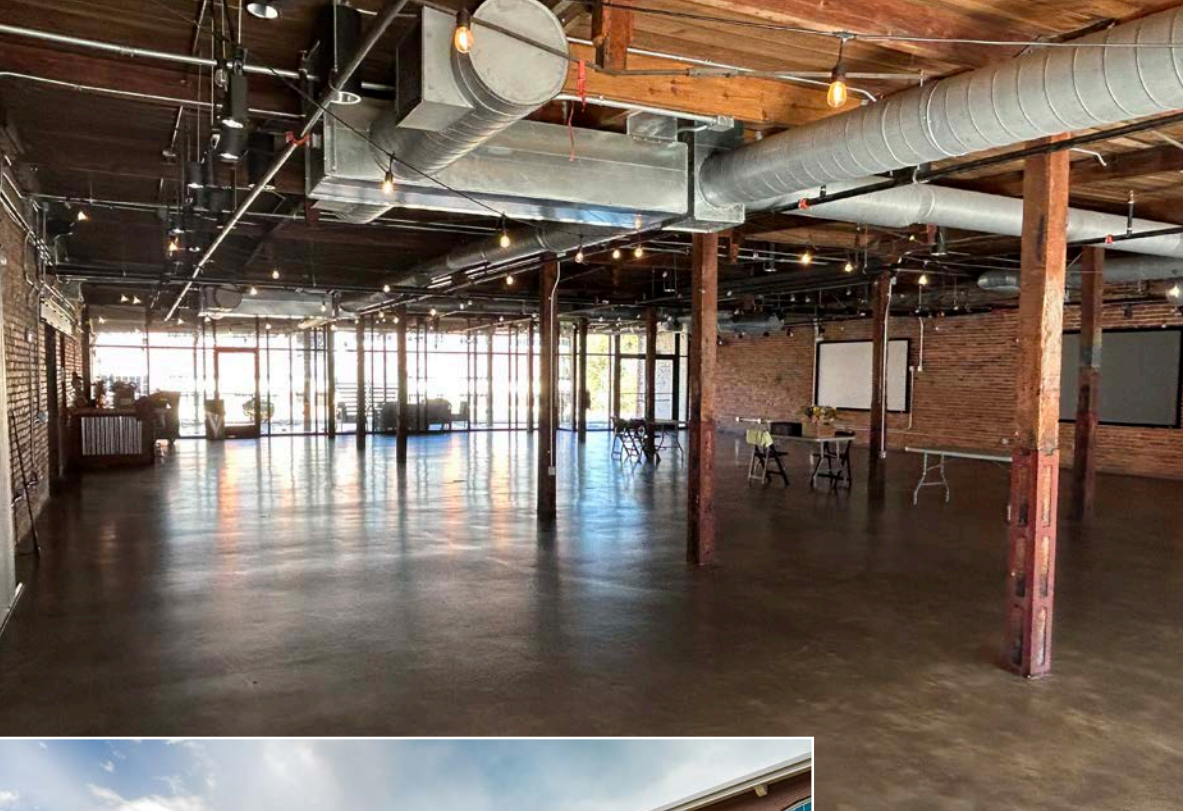


PI  
SQUARED  
PIZZERIA

CONVERSE  
Esports









# DRAYTON MILLS



## AWARD WINNING CLASS “A” MIXED-USE DEVELOPMENT

The 23-acre historic Drayton Mills includes 289 loft apartments and 53,571+ SF of restaurant and retail space. Originally built in 1902 as a textile mill, the award-winning, adaptive-reuse project was completed between 2017 and 2019.

Drayton Mills is well-located near Downtown Spartanburg, the 12th fastest growing MSA's in the United States.













## HISTORIC STATUS

Built in 1900, Drayton Mills has a rich history that has spanned well over 100 years. The red brick-spinning mill was beautifully designed by the Boston engineering firm of Lockwood Greene & Co. and features Romanesque Revival and Tudor Revival architecture.

Over the years, additional structures have been added including a cotton warehouse, two water towers, a pond and office buildings. Architectural features with industrial charm are still present to the site including exposed beams, arched window bays, deep red brick and original hardwood floors.

Today the property is listed on the National Register of Historic Places which adds to the uniqueness of this master redevelopment. Operating as a textile and manufacturing mill between 1898 and 1994, this property has supported the economy of Spartanburg and the surrounding area for over a century.



**Voted Best Apartment Complex in the  
Spartanburg Herald-Journal's  
2017-2022  
Best of the Best Awards!**



## AWARD-WINNING COMMUNITY

The S.C. Department of Archives and History, and Preservation South Carolina presented Drayton Mills with the Honor Award – one of the state's highest honors for historic preservation.

Also in 2018, Novogradac and Co. honored Drayton Mills as its Non-Residential Major Community Impact Winner. This national award was given over hundreds of other eligible projects.

Drayton Mills Loft Apartments also has received awards for Best Apartment Community 6 years in a row in the Spartanburg Herald-Journal's Best of the Best awards.





# DRAYTON MILLS TRAIL

An urban trail in any city is a treat and retreat for both locals and visitors. On Spartanburg's east side, Drayton Mills Trail is one of those much sought-after experiences for residents. Partners for Active Living is spearheading an effort to build a connected trails network throughout the Spartanburg urban area. The complete system will total 32 miles of connected trails: 11 miles of existing and 21 miles of new trails.



— Walkway

— Public Road

① Drayton Mills Marketplace

② Drayton Mills Elementary School

③ Spartanburg Regional Medical Center-Mary Black Campus

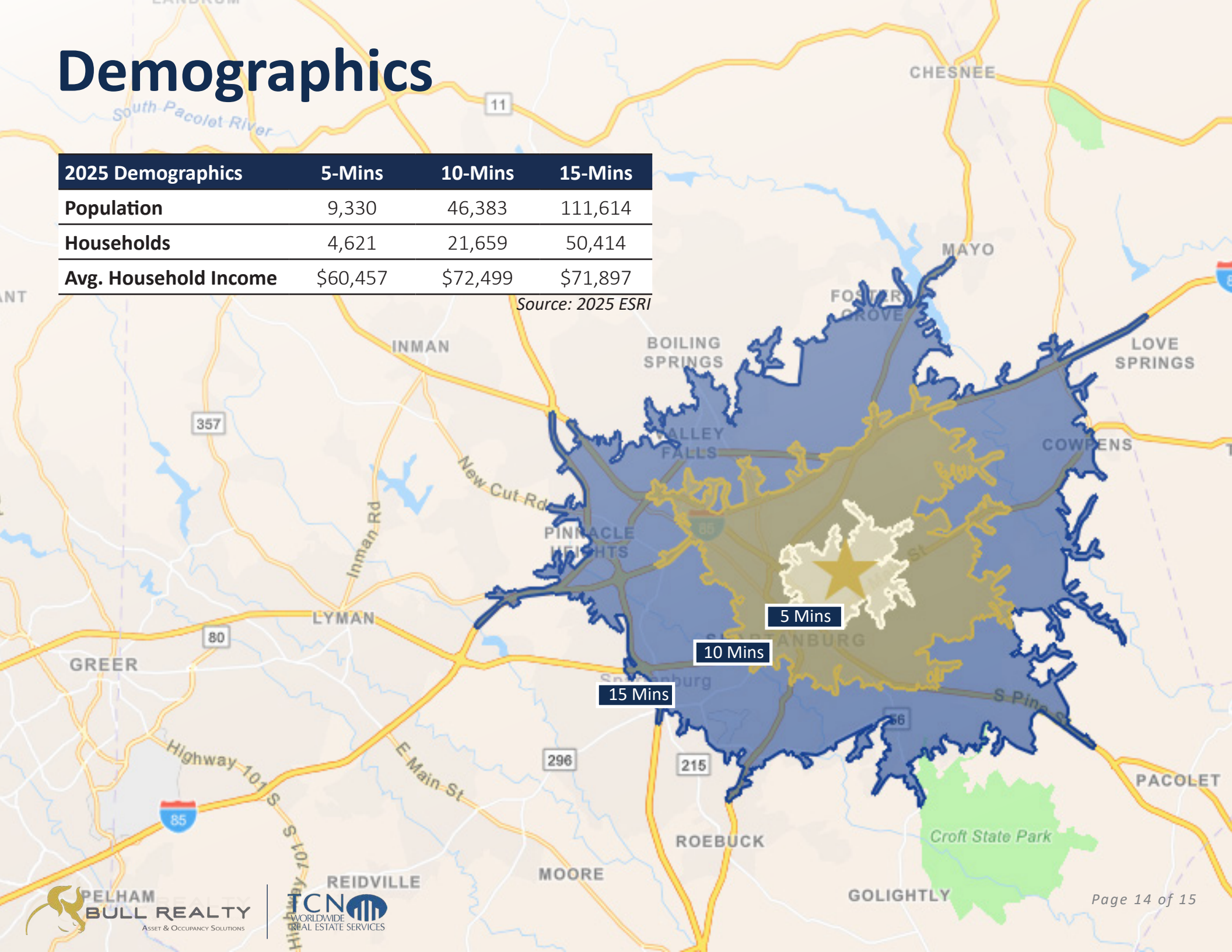
④ Parking



# Demographics

| 2025 Demographics     | 5-Mins   | 10-Mins  | 15-Mins  |
|-----------------------|----------|----------|----------|
| Population            | 9,330    | 46,383   | 111,614  |
| Households            | 4,621    | 21,659   | 50,414   |
| Avg. Household Income | \$60,457 | \$72,499 | \$71,897 |

Source: 2025 ESRI





# Broker Profiles



**MICHAEL BULL, CCIM**  
Commercial Real Estate Advisor  
404-876-1640 x101  
Michael@BullRealty.com  
SC License: 57796

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While known for effective disposition services, the firm also provide acquisition, project leasing, and site selection in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, [www.CREshow.com](http://www.CREshow.com).



**RAMON GARCIA**  
Commercial Real Estate Advisor  
404-876-1640 x139  
Ramon@BullRealty.com

Ramon Garcia is an accomplished executive with extensive experience in real estate sales, development and operations. Ramon uses his vast experience to advise clients in the acquisition and disposition of multifamily properties, land, and redevelopment properties around metro Atlanta and across the Southeast U.S.. Services include disposition and acquisition of multifamily properties and land for various uses including single family subdivisions, build-to-rent (BTR), multifamily, mixed use, retail, industrial, manufacturing, self-storage, student housing and office.

Ramon has previously worked as a Project Manager, Development Manager, Development Director, and owner of a construction company. Ramon has a comprehensive understanding of the entire development process—from site acquisition and entitlements to build-out and winning disposition strategies.

Ramon obtained his bachelor's degree in civil engineering from Georgia Institute of Technology and his Master of Science in real estate from John Hopkins University. He is a member of National Association of REALTORS and Atlanta Commercial Board of REALTORS.